

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 9, 2008 Time: 9:00 A.M.	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of 1) a Coastal Administrative Permit and Design Approval for the renovation of a single family dwelling to add 2,550 square feet, and the renovation of a detached two-car garage; 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit to allow development within a positive archaeological buffer zone; and 4) a Coastal Waiver to allow the removal of one planted Monterey Cypress.	
Project Location: 241 Highway One, Carmel Highlands	APN: 241-182-012-000
Planning File Number: PLN070359	Name: Stoltz, Richard and Patricia, Property Owner
Plan Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: LDR/1-D (CZ) [Low Density Residential, one acre per unit with a Design Control Overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt, per CEQA Guidelines Section 15301(a).	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends the Planning Commission approve the Combined Development Permit (PLN070359/STOTLZ) as described above, based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT SUMMARY:

The applicant proposes to renovate an existing single family dwelling and garage originally constructed in 1965. The majority of the renovation work will occur on the existing developed footprint, and all of the increase in building site coverage will occur on the landward side of the existing structure, away from the ocean bluff.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District (FPD)
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Carmel Highlands Land Use Advisory Committee (LUAC)

The above checked agencies and departments have reviewed this project. Conditions recommended by the Carmel Highlands FPD, Water Resources Agency, and the Planning Department have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The Carmel Highlands Land Use Advisory Committee unanimously recommended approval, at a public hearing held on November 5, 2007 (**Exhibit E**).

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

cc: Front Counter Copy; Planning Commission Members (10); County Counsel; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Carmel Highlands LUAC; Laura Lawrence, Acting Planning & Building Services Manager; Joseph Sidor, Planner; Carol Allen; Richard and Patricia Stoltz, Applicant; Carla Hashimoto, Agent; File PLN070359.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Carmel Highlands LUAC Minutes (November 5, 2007)
Exhibit F Site Plan, Floor Plan, and Elevations

This report was reviewed by Carl Holm, Assistant Director, Planning Department.

EXHIBIT B PROJECT DISCUSSION

The applicant proposes to renovate and add to an existing single family residence and garage originally constructed in 1965. The majority of the renovation work will occur on the existing developed footprint, and all of the increase in building site coverage will occur on the landward side of the existing structure, away from the ocean bluff. The renovations will include 1) adding an approximately 654 square foot loft; 2) adding approximately 516 square feet to the existing lower level; 3) adding approximately 1,380 square feet to the existing upper level; and 4) increasing the center height of the structure by approximately 7 feet to approximately 22 feet above average natural grade. This new height still remains 8 feet below the allowed maximum height of 30 feet.

The Carmel Highlands Land Use Advisory Committee (LUAC), at its meeting on November 5, 2007, reviewed and unanimously recommended approval of PLN070359. The Carmel Highlands LUAC expressed an interest in reviewing the outdoor lighting plan due to the proximity of the project site to Point Lobos. The applicant's agent agreed to review the lighting plan with the LUAC prior to implementation. In addition, Condition 7 requires the applicant to submit a lighting plan to the Planning Department for review and approval, per Carmel Area Land Use Plan (LUP) Visual Resources Policy 2.2.4.10.d.

Highway One Viewshed Determination:

The existing structures are not visible from Highway One, nor from any vista points along Highway One.

Point Lobos Viewshed Determination:

The existing structures are visible from Point Lobos, along the trail to Gibson Beach and Bird Island. The Carmel Area LUP Visual Resources Key Policy 2.2.2 directs that all new development within the viewshed harmonize and be subordinate to the natural scenic character of the area. LUP Policy 2.2.3.1 also directs that the design of structures shall not detract from the natural beauty of the public viewshed, and LUP Policy 2.2.3.6 further states "Structures shall be subordinate to and blended into the environment, using appropriate materials to that effect. Where necessary, modification of plans shall be required for siting, structural design, color, texture, building materials, access, and screening." (see also LUP Policy 2.2.4.10.c) In addition, the LUP Policy 2.2.4.9 directs that "To protect both scenic quality and visual access...landscaping plans shall also be required and approved by the County...." The project, as proposed, is clearly subordinate to the natural and scenic character of the area. The proposed design and materials will blend with the surrounding environment, and the existing landscape screening will further obscure the view of structures from the public viewshed. Public comment at the Carmel Highlands LUAC meeting on November 5, 2007, was favorable regarding both the proposed design and materials.

Coastal Bluff:

Monterey County Zoning Ordinance Section 20.70.120.A.1 requires a Coastal Development Permit for improvements to a single family structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact, and Carmel Area LUP Hazards Policy 2.7.4 directs all development to be sited and designed to conform to site topography and to minimize grading. In addition, Carmel Area LUP Environmentally Sensitive Habitats Policy 2.3.3.7 directs that "Where development is permitted ... adjacent to environmentally sensitive habitat areas, the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance ... to that needed for the structural improvements themselves."

The land disturbance required for the renovation and addition work proposed for this project is the minimum necessary for the structural improvements. The majority of the renovation work will occur on the existing developed footprint, and all of the increase in building site coverage which impacts or touches the ground will occur on the landward side of the existing structure, away from the ocean bluff. For these reasons, staff concluded an Initial Study would not be required for the project as proposed.

Tree Removal:

Monterey County Zoning Ordinance Title 20, Part 4 (Coastal Implementation Plan for the Carmel Area Land Use Plan), Section 20.146.060.A.1 states an exception to the requirement for a tree removal permit may be granted if the tree removed is non-native or planted. The tree proposed for removal is a planted tree, per the technical reports submitted for the project. Furthermore, the tree removal will not result in additional exposure of the structures in the viewshed, the tree is not a landmark tree, and its removal is the least amount necessary for the proposed development (CIP Sections 20.146.060.D.1, 2, and 3).

Although mitigation is not required for the tree removal, the applicant's have voluntarily planted additional trees on the property in an effort to screen the existing structure and to reduce visibility of the residence from Point Lobos.

Archaeological Buffer Zone:

Monterey County Zoning Ordinance Title 20, Part 4 (Coastal Implementation Plan for the Carmel Area Land Use Plan), Section 20.146.090.A.1 requires a Coastal Development Permit for proposed development within 750 feet of a known archaeological resource. An archaeological survey was completed for this property, and no historic or prehistoric cultural resources were identified in the specific project areas, and the majority of the renovation work will occur on the existing developed footprint. In addition, the primary area of new disturbance will be in a granitic outcrop, which is unlikely to contain any cultural resources.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Area Land Use Plan (LUP), Monterey County Zoning Ordinance (Title 20) Part 1, and Monterey County Zoning Ordinance (Title 20) Part 4 (Coastal Implementation Plan for the Carmel Area), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. As proposed and conditioned, no conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) Project Site. The property is located at 241 Highway One (Assessor's Parcel Number 241-182-012-000), Carmel Highlands, Carmel Area LUP, Coastal Zone. The project site is zoned Low Density Residential (LDR). Therefore, the property is suitable for the proposed development, consisting of the renovation of and addition to an existing single family residence.
- (c) Tree Removal. The project includes a Coastal Waiver for the removal of one planted Monterey Cypress in accordance with the applicable policies of the Carmel Area LUP and the Monterey County Zoning Ordinance (Title 20, Part 4). (See Finding #6)
- (d) Public Access. See Finding #7.
- (e) Visual Resources/Public Viewshed. The project site is within the Point Lobos public viewshed. The applicable sections of the Carmel Area LUP have been reviewed, and the project is consistent with the subject policies. The LUP Visual Resources Key Policy 2.2.2 directs that all new development within the viewshed harmonize and be subordinate to the natural scenic character of the area. LUP Policy 2.2.3.1 also directs that the design of structures shall not detract from the natural beauty of the public viewshed, and LUP Policy 2.2.3.6 further states "Structures shall be subordinate to and blended into the environment, using appropriate materials to that effect. Where necessary, modification of plans shall be required for siting, structural design, color, texture, building materials, access, and screening." (see also LUP Policy 2.2.4.10.c) In addition, the LUP Policy 2.2.4.9 directs that "To protect both scenic quality and visual access...landscaping plans shall also be required and approved by the County..." The project, as proposed, is clearly subordinate to the natural and scenic character of the area. The proposed design, colors, and materials will blend with the surrounding environment, nor detract from the public viewshed, and the existing landscape screening will further obscure the view of structures from the public viewshed. The property is heavily landscaped, and all existing landscaping is planned for retention. Therefore, a condition requiring a landscape plan is not required for this project. In addition, the existing structures are not visible from Highway One, nor from any vista points along Highway One.
- (f) The project includes a Coastal Development Permit to allow development within 50 feet of a coastal bluff. Monterey County Zoning Ordinance Section 20.70.120.A.1 requires a Coastal Development Permit for

improvements to a single family structure within 50 feet of a coastal bluff edge because they involve risk of environmental impact, and Carmel Area LUP Hazards Policy 2.7.4 directs all development to be sited and designed to conform to site topography and to minimize grading. In addition, Carmel Area LUP Environmentally Sensitive Habitats Policy 2.3.3.7 directs that land disturbance and removal of vegetation shall be limited to only the amount needed for structural improvements. The land disturbance required for the proposed work is the minimum necessary for the structural improvements. The majority of the renovation work will occur on the existing developed footprint, and all of the increase in building site coverage which impacts or touches the ground will occur on the landward side of the existing structure, away from the ocean bluff. The project, as proposed, is consistent with applicable policies regarding hazards (LUP Policy 2.7.4) and protection of sensitive areas (LUP Policy 2.3.3.7).

- (g) The project planner conducted site inspections on July 18 and October 16, 2007, to verify that the project on the subject parcel conforms to the plans listed above.
- (h) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC, at its meeting on November 5, 2007, recommended project approval by a vote of 5-0.
- (i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070359.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Division, and the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside engineering, biological, and archaeological consultants did not identify physical or environmental constraints that would indicate the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. “*Geotechnical Site Reconnaissance*” (LIB070472), prepared by Haro, Kasunich, and Associates, 22 October, 1999.
 - ii. “*Cultural Resource Evaluation*” (LIB070473), prepared by Archaeological Resource Management, May 31, 2000.
 - iii. “*Biological & Arborecological Report*” (LIB070474), prepared by Jeffrey B. Froke, PhD, 3 October, 2007.
 - iv. “*Biological Report*” (LIB070475), prepared by Jeffrey B. Froke, PhD, 27 June, 2007.
 - (c) Staff conducted site inspections on July 18 and October 16, 2007, to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN070359.

3. **FINDING: CEQA (Exempt):** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301(a), Class 1 categorically exempts the minor alteration of existing private structures and topographical features involving negligible expansion of use beyond that existing at the time of the lead agency's determination.
- (b) No adverse environmental effects were identified during staff review of the project application and during site-visits on July 18 and October 16, 2007.
- (c) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN070359.
- (d) Materials and technical reports in Project File PLN070359.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on the subject property.

5. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) Preceding findings and supporting evidence.

(b) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN070359.

6. **FINDING: TREE REMOVAL** – The project includes a Coastal Waiver for the removal of one, planted Monterey Cypress. The required finding in order to grant the waiver for tree removal has been met.

EVIDENCE: (a) The Monterey County Zoning Ordinance Title 20, Part 4 (Coastal Implementation Plan for the Carmel Area Land Use Plan), Section 20.146.060.A.1 states an exception (i.e., waiver) to the requirement for a tree removal permit may be granted if the tree removed is non-native or planted. The tree proposed for removal is a planted tree, per the technical reports submitted for the project. The following technical reports have been prepared:

- i. "*Biological & Arborecological Report*" (LIB070474), prepared by Jeffrey B. Froke, PhD, 3 October, 2007.
- ii. "*Biological Report*" (LIB070475), prepared by Jeffrey B. Froke, PhD, 27 June, 2007.

Per a phone conversation with the consultant on December 27, 2007, the consultant determined the tree is planted based on the following observations: The approximate age of the trees is consistent with the existing structures. Also, the spacing of the trees indicates that the trees may have been part of the original landscape plan for the property. In addition, the location of the tree designated for removal (i.e., on a flattened

rocky area) is not normally consistent with native Monterey cypress habitat.

- (b) Furthermore, the tree removal will not result in additional exposure of the structures in the viewshed (Section 20.146.060.D.2 CIP), the tree proposed for removal is not a landmark tree (Section 20.146.060.D.1 CIP) based on staff site visits, and its removal is the least amount necessary for the proposed development (Section 20.146.060.D.3 CIP).
- (c) Although not required per applicable policies, the applicant's have voluntarily planted additional trees on the property. In addition, the property presently holds another 49 planted and established Monterey Cypress.
- (c) Site visits conducted by the project planner on July 18 and October 16, 2007.
- (d) Materials and technical reports in Project File PLN070359.

7. FINDING: PUBLIC ACCESS – The project is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Monterey County Zoning Ordinance, Section 20.70.050.B.4). The proposed project is in conformity with the public access policies of Chapter 5.3 of the Carmel Area Land Use Plan, and Section 20.146.130 of the Monterey County Zoning Ordinance (Part 4 – Coastal Implementation Plan).

EVIDENCE: (a) Figure 3 (Public Access) of the Carmel Area LUP identifies the area of this property as “Inappropriate for beach access.” No public access points or trails are located in the immediate area.
(b) Materials in Project File PLN070359.
(c) Site visits by the project planner on July 18 and October 16, 2007.

8. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Board of Supervisors: Section 20.86.020 of the Monterey County Zoning Ordinance.
(b) California Coastal Commission: Section 20.86.080 of the Monterey County Zoning Ordinance.

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Stoltz File No.: PLN070359 APN: 241-182-012-000 Approved by: Planning Commission Date: January 9, 2008
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN070359) allows the renovation of a single family dwelling and detached garage, including the addition of 2,550 square feet, the removal of one planted Monterey Cypress tree, development within 50 feet of a coastal bluff, and development within a positive archaeological buffer zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution PLN070359) was approved by the Planning Commission for Assessor's Parcel Number 241-182-012-000, located at 241 Highway One, on January 9, 2008. The permit was granted subject to eleven (11) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to,</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property,	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			filing of the final map, whichever occurs first and as applicable	
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
7.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

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		location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
8.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	
9.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
10.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s).	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall schedule fire dept. rough sprinkler inspection.	Applicant or owner	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Applicant or owner	Prior to final building inspection.	
11.		FIRE030 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) (Non-Standard) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: Carmel Highlands Fire District.	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	